### MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION DIVISION OF WATER RESOURCES MANAGEMENT

250 Hungerford Drive, 2nd Floor, Rockville, Maryland 20850-4153

MEMO TO: Joseph Davis, Chairman Development Review Committee, MNCPPC FROM: Permitting and Plan Review Section, MCDEP Stormwater Management Concept Plan/Floodplain Review SUBJECT: Preliminary-Plan # 9-94004 , Cher Roberts Joan outer Subdivision Review Meeting of 1/3/195 The subject plan has been reviewed to determine if it meets the requirements of Executive Regulation 5-90 for stormwater management and Executive Regulation 108-92 AM for Floodplain. The following summarizes our findings: Area covered by plan \_. Number of lots proposed Zone Amy 21 Proposed use: Lastatil Rotal & Ode SM CONCEPT PLAN PROPOSED: On-site: \_\_\_ Qn \_\_\_ Ql \_\_\_ Both \_\_\_ Central (Regional): waived under 2.a.2.b. Existing Design Approved or  $\kappa$  Pending, Submitted on 11/32/94Type Proposed: ype Proposed:

X Infiltration X Retention Detention Wetland X Sand Filter \_\_\_\_ Ex. Detention \_\_\_\_ O/G Sand Filter \_\_\_\_ Other \_\_\_\_ Waiver: \_\_\_ Qn \_\_\_ Ql \_\_\_ Both \_\_\_\_ Approved on \_\_\_\_\_; \_\_\_\_ Pending, requested on \_\_\_\_\_\_ \_\_\_ Exempt \_\_\_ Other FLOODPLAIN STATUS: 100 Year Floodplain On-Site Yes Source of 100 Year Floodplain Delineation: \_\_\_\_\_ Under Review Approved X Under Review SUBMISSION ADEQUACY COMMENTS: Inadequate for evaluation Adequate as submitted Floodplain Downstream notification X The following additional information is required for review: Sor Afterhances to RECOMMENDATIONS: Approve \_\_\_\_ as submitted \_\_\_\_ with conditions (see comments below). Incomplete; recommend not scheduling for Planning Board at this time. Hold for additional information. Comments/Recommendations: ion so other seconds. cc: Steve Federline, Environmental Planning Division, MNCPPC enm.F.\SWMFPRVW.11/94 John Couter MNCZAPC

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#### MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION DIVISION OF WATER RESOURCES MANAGEMENT

250 Hungerford Drive, 2nd Floor, Rockville, Maryland 20850-4153

	Date: // 3/ /45
MEMO TO:	
FROM:	Permitting and Plan Review Section, MCDEP
SUBJECT:	Stormwater Management Concept Plan/Floodplain Review  Preliminary Plan # /-95042 Confederation Confe
Regulation 5- following sum	subject plan has been reviewed to determine if it meets the requirements of Executive 90 for stormwater management and Executive Regulation 108-92 AM for Floodplain. The marizes our findings:
	by plan 269.13 acros. Number of lots proposed 834  2/ Proposed use: Recelember & Start & Olever  TRES  T PLAN PROPOSED:
On-site: Type Propose Infiltration	Qn Ql Both On-site/Joint Use Central (Regional): waived under 2.a.2.b. Existing Design Approved or _x Pending, Submitted on _// 2 2 / 94
Walver-	Qn Ql Both Approved on; Pending, requested on
Exempt	Other
SUBMISSION Adequate Downstre	I STATUS: 100 Year Floodplain On-Site Yes No of 100 Year Floodplain Delineation: Approved Under Review each Analysis Approved Under Review  ADEQUACY COMMENTS: e as submitted Inadequate for evaluation earn notification Floodplain wing additional information is required for review: After Land
Incomple  Hold for  Commer	as submitted with conditions (see comments below).  ete; recommend not scheduling for Planning Board at this time.  additional information.  ets/Recommendations: ####################################
Approve Incomple  Hold for Commer	as submitted with conditions (see comments below).  te; recommend not scheduling for Planning Board at this time.

### MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WATER RESOURCES SECTION

255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850-4153

	Date: 3/29/00
MEMO TO:	LACRY Planter Site Planner
	Development Review Committee, MNCPPC
FROM:	Blace brisk
	Water Resources Section, MCDPS
CUD IFOT	
SUBJECT:	Stormwater Management Concept Plan/Floodplain Review
	Project Plan # N/A
	Preliminary Plan # 1 - 95 c 4 2 , DPS File # 1 - 95 c 4 2
	Site Plan # Z - 38001A, Claskshira Town Control Project Plan # N/A  Preliminary Plan # 1 - 95042 , DPS File # 1 - 755/2  Subdivision Review Meeting of 3/25/co
Regulation 5-9	ubject plan has been reviewed to determine if it meets the requirements of Executive 30 for stormwater management and Executive Regulation 108-92 AM for floodplain. The marizes our findings:
Area covered	by plan 2.7 /C/ 2000 Number of lots proposed
Zone PM	by plan <u>23.10/ 4.075</u> . Number of lots proposed
	· · · · · · · · · · · · · · · · · · ·
> Onesite	FPLAN PROPOSED:
	Qn Ql Both On-site/Joint Use Central (Regional): waived under 2.a.2.b.
E	xisting <u>x</u> Concept Approved
Type Proposed	
Ex. Deter	Retention Detention Wetland Sand Filter  O/G Sand Filter Other
	Qn Ql Both pproved on  Other
Source of	STATUS: 100 Year Floodplain On-Site Yes No 100 Year Floodplain Delineation: ;
	pproved Under Review
Dam Brea	ich Analysis Approved Under Review
Submit	drainage area map to determine if a floodplain study (730 acres) is required.
SUBMISSION	ADEQUACY COMMENTS:
Adequate	
	am notification Floodplain
The follow	ring additional information is required for review:
RECOMMENDA	
Noomblete	as submitted with conditions (see comments below).  recommend not scheduling for Planning Board at this time.
Light for a	
Comments	Recommendations: Hald I a Maler avalety the Karatin n-
at con A	and the work is in borneston
- 1100 CSS 0	Strength of Angelia District Advance of the State of Stat
c: Steve Fede	erline, Environmental Planning Division, MNCPPC enm.F:\SWMSITPL.06/99
	STATE LOOPS

m. C.P.J.

FYII: DICC MEMBERS

THE MARYLAN

# MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION 8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

November 18, 1994

#### **MEMORANDUM**

TO:

Charles R. Loehr, Deputy Director of Planning

FROM:

Joseph R. Davis, Subdivision Coordinator

SUBJECT:

Summary of the Development Review Committees Recent Discussion Concerning The Clarksburg Master Plan Staging

and the timing of Subdivision Applications.

On Monday, November 7, 1994, the Development Review Committee (DRC) met to discuss the staging recommendations of the newly approved and adopted Clarksburg Master Plan. The Committee focused on the issue of whether or not property owners should be allowed to proceed through the regulatory process prior to the initiation of the relevant stage of development.

The agencies in attendance for the discussion included M-NCPPC, MCDOT, MCDEP, and WSSC. Dave Coe of WSSC provided the background concerning the status of future sewerage service in the Clarksburg area. Mr. Coe noted that the timing for sewer service for Stage two areas and beyond was very uncertain and dependent on County Council decisions concerning future sewer capacity in Clarksburg and Germantown. It was noted in the discussion that present APFO requirements provide that all required public services needed to support a development (including sewer service) must be fully in place within four years of preliminary plan approval or the preliminary plan application cannot be approved.

The DRC discussed the pros and cons of allowing prepreliminary plans to be filed for properties in later stages of the master plan and concluded that it would be appropriate for prepreliminary plans to be submitted only under certain circumstances. For example, if a sewer line needed to serve a stage one area crosses a later phased area, we may want to see a development concept for the property in the later stage to determine that the proposed sewer for the stage one property is appropriate.

The DRC is very concerned that applications should not be encouraged for properties that are located in the later stages of development in Clarksburg because the plans will become stale and the reviews will be a waste of review time. The DRC strongly

encourages that plans, including pre-preliminary plans, not be submitted by property owners unless there are specific development issues that directly affect stage one properties.

If you have any questions please contact me at your convenience.

JRD:drc.cl

Hold	far	LEARNOW	

ional information

Duapproval.

## ENVIRONMENTAL PLANNING DIVISION SUBDIVISION REVIEW COMMITTEE RECOMMENDATIONS

SUBDIVISION REVIEW COMMITTEE RECOMMENDATIONS
TO: JOE DAVIS/MALCOLM SHANTEMAN Development Review Division
SUBJECT: Plan # 1-98042 CLARKSBURG TOWN CENTER SRC date: 1-17-95 (DISCUSSION)
The above-referenced plan has been reviewed to determine if it meets requirements of the Guidelines for Environmental Management of Development in Montgomery County, and other county regulations that may apply. The following recommendations are made for the SRC meeting:
SURMITTAL ADEQUACY  V Plan is complete. (see recommendations below)  Plan is incomplete. The following items must be submitted:  Forest Conservation Plan  NRI/FSD (Approved)  SWM Concept or Waiver Application  100-YR Floodplain Study  Drainage Area Map  Other
ENVIRONMENTAL PLANNING DIVISION RECOMMENDATIONS:  Approval.  Approval with conditions as specified below. (see comments)  Disapproval of plan. (see comments)  Hold for the following Revisions/Additional Information before scheduling for Planning Board.  Revise forest conservation plan. (see FCP recommendation sheet)  Water and/or Sewer category change approval necessary. (see comments)  DEP floodplain study approval necessary.  Other. (see comments)  Comments: See a Hached
>
× ————————————————————————————————————
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SIGNATURE Andre & Low Lower Environmental Planning Division DATE: 13095

January 30, 1995 PROJECT PLAN NO. 9-94004 PRELIMINARY PLAN NO. 1-95042

MNCPPC Environmental Planning Division Recommendations and Comments for the Clarksburg Town Center

- I. Design Comments
- 1. Eliminate the in-stream stormwater management facility from the stream adjacent to Town Center retail.
- Eliminate grading within all regulatory buffers, both greenway and other tributary streams (see Recommendations), except for necessary stream crossings.
- 3. Relocate development on the south (retail) side of the greenway and leave room for stormwater management quality control facilities on the outside edge of the buffers.
- 4. Relocate Hilltop District Rec Center and Town Square to the west so that the stream crossing disturbance for Redgrave Place is at the narrowest point of the wetlands.
- Reduce disturbance associated with the road crossings. Bridge Redgrave Place and use open bottom culvert on the Greenway road. If bridging is shown to be infeasible, reduce the disturbance for Redgrave Place by maximizing road's vertical curve across the stream valley and minimizing slope and "footprint" of road fill. Use retaining walls, minimize paving width, minimize sidewalk width and setbacks, and eliminate street trees as road crosses the valley.
- 6. Retain existing King's Pond park property to keep existing pervious surfaces around the headwaters. If not, locate building and associated parking at the A-305 end of the site and keep existing fields in their present location to serve the school and park.
- 7. Provide stormwater management quantity and quality control for the Hilltop District west of Redgrave Place and Blocks 27 and 28 in facilities located on the north side of the greenway outside of regulatory buffers. This avoids need to cross greenway with storm drain and would shrink size of stormwater management facility near retail.
- 8. Eliminate utility line stream crossings at Redgrave Place to allow for a narrower road width. Provide water service on either side of the greenway via existing lines.
- Provide noise mitigation for units along A-305 and for lots in Blocks 29 and 30 which will have side yards facing Stringtown

Road.

- 10. Eliminate impervious surface within the buffer for the loading area behind the retail.
- 11. Reconfigure surface parking for the proposed retail areas, leaving room for several large tree planting islands. Maximize shade tree planting for all roads and parking areas.
- 12. Delete excess parking spaces to make room for upland quality controls and trees, and to reduce imperviousness.
- 13. Provide details on how the water quality benefits of opensection roadways will be compensated for by the proposed closed-section road plan. Explore new road drainage designs to attenuate and filter runoff in the street tree strips along roads.
- 14. Revise the preliminary forest conservation plan and reforest all stream buffers in the Little Seneca Creek watershed as a first priority area, including the tributary behind the retail. RDT section may then be used for any remaining requirements.

#### II. Environmental Recommendations

- A. Maintain and enhance natural conditions in the stream buffers of <u>all</u> streams. The goal is to improve the natural systems so they function as Use IV streams, not to replace agricultural disturbance in the stream valley with urban disturbance.
  - No on-line stormwater management facilities.
  - No stormwater management facilities within the greenway dedicated to the Parks Department.
  - 3. No stormwater management quantity facilities within the private stream buffers.
  - 4. No stormwater management quality control facilities within private stream buffers unless it can be demonstrated to EPD satisfaction that there are no alternatives outside the buffer. Water quality structures which are permitted within buffers must be:

    (a) minimum of 50' from the stream channel or outside of the floodplain, whichever is greater; (b) off of steep slopes; and (c) designed to be planted, such as bioretention areas.
  - 5. No grading within the stream buffers unless it can be demonstrated to EPD satisfaction that there are no alternatives. Grading which is permitted must be: (a) minimum of 100' from the stream channel or outside of the floodplain, whichever is greater; and (b) graded to slopes less than 25%.

- 6. No sediment control measures for upland development areas within stream buffers.
- B. Avoid wetland disturbance where possible and target lower quality existing wetlands for disturbance when avoidance is not possible.
  - 1. Minimize all wetland disturbance.
  - 2. No wetland removal for construction of stormwater management facilities. Make existing wetlands the last part of a series of off-line BMPs for final polishing of stormwater runoff.
  - 3. Create forested wetlands where possible as part of the forest conservation plan to increase the potential for recharge and baseflow maintenance within the buffers.
- C. Maximize forest retention and planting within the regulatory buffers in the Little Seneca Creek watershed.
  - Avoid clearing forest for stream crossings or minimize by using bridges or much more biosensitive design than proposed.
  - 2. Minimize stormwater management in buffers.
- D. Stormwater management
  - 1. Treatment at source and no significant compensation areas.
  - 2. Emphasis on facilities in series with stream buffers and wetlands as final polishing to increase the percentage of pollutant removal.
  - 3. Maximize the use of infiltration or other techniques for cooling and filtering runoff.
  - 4. Increase the number of storm drain outfalls to introduce treated runoff at numerous points along the buffer. Use spreader devices or shallow rock-filled trenches to spread discharge evenly across a wider area at edge of stream buffer.
- E. Special Protection Areas Draft guidelines by mid-February.

CAC: LS: CC



### Loiederman Associates, Inc.

December 20, 1994

Engineers
Planners
Surveyors

RE:

Stormwater Management Concept Plan for "Clarksburg Town Center"

MNCP&PC File #1-95042 and 9-94004

LAI #313-00

#### Gentlemen:

In accordance with Montgomery County Executive Regulation 5-90, this letter is to notify you of the above referenced application to the Montgomery County Department of Environmental Protection (DEP). This application is for approval of a stormwater management concept which is required to be part of a Preliminary Plan of subdivision. Copies of the Preliminary Plan and the stormwater management concept plan are enclosed.

The stormwater management concept plan will be acted upon by DEP prior to action by the Montgomery County Planning Board on the Preliminary Plan. You, as a downstream landowner, may provide in writing to DEP any information which concerns the proposed stormwater management concept plan and which you think may influence action taken by DEP. Written comments must be addressed to:

Mr. Joseph Y. Cheung, P.E.
Montgomery County Department of Environmental Protection
Division of Water Resources
250 Hungerford Drive
2nd Floor - Station 8
Rockville, MD 20850-4153

Written comments must be delivered within two (2) weeks of receipt of this notice. Comments received from property owners will be considered in the review and approval of the stormwater management concept plan.

Sincerely,

LOIEDERMAN ASSOCIATES, INC.

Jóhn J. Broda

Planning Coordinator

Enclosures

pb/1-92027.let

15200 Shady Grove Road Suite 202 Rockville, MD 20850

(301) 948-2750 • Fax: (301) 948-9067

MNCP&PC 8787 Georgia Avenue Silver Spring, MD 20850 P.260 EW43; P. 562, P. 615 & P.667 EW32 Montgomery County £.O.B. 101 Monroe Street Rockville, MD 20850 P.400 EW43

LARKSBURG TOWN CENTER ADJACENT OWNERS LIST LAI No. 313-00 November 15, 1994

Leona Y. & W. M. Ramey 20751 Warfield Court Gaithersburg, MD 20879 P.788 EW43 William D. Jr. & G. L. Pleasants 25310 Burnt Hill Road Clarksburg, MD 20871 P.800 EW43 Larry W. & K. A. Frye 24225 Burnt Hill Road Clarksburg, MD 20871 P.831 EW43

Cheryl L. Kraft 24131 Burnt Mills Road Clarksburg, MD 20871 P.955 EW43 Sandor J. Horvath Route 2, Box 4135 Manada Gap Road Grantville, PA 17028 P.999 EW43 Claudia K. Hannigan 12821 Piedmont Road Clarksburg, MD 20871 P.450 EW42

Claudia P. Armstrong 12821 Piedmont Road Clarksburg, MD 20871 P.505 EW42 Jeffrey M. Purdum, et al 12821 Piedmont Road Clarksburg, MD 208717 P.400 EW42 James J. & D. L. Purdum 23726 Stringtown Road Clarksburg, MD. 20871 P.302 EW42

Thomas W. & H. R. Foreman 23500 Stringtown Road Clarksburg, MD. 20871 P.981 EW42 Lois Vietor et. al 11735 Hawkes Road Clarksburg, MD 20871 P.960 EW53

Leona G. Ramey 20751 Warfield Court Gaithersburg, MD 20882 P.541 EW52

'ames W. & V. R. Purdum, et al 3ox 35 Clarksburg, MD. 20871 '.380 EW52 Clarksburg Village Prtn. c/o NVLAND Inc. 6820 Elmwood Street McLean, VA 22101 P.330 EW51; P. 888 EW41 Outlot A, CKE

John M. Stant 23408 Stringtown Road Clarksburg, MD 20871 P.8 EW41

lobert L. & T. R. Foreman 3412 Stringtown Rd. larksubrg, MD 20871 .9 EW41 Ethel L. Foreman 23400 Stringtown Rd. Clarksburg, MD 20871 P.61 EW41

Roland A. & C. Y. Foreman 23404 Stringtown Rd. Clarksburg, MD 20871 N48 EW41 • Church of God @ Clarksburg c/o Rev. B. F. Tucker Hammond Dr. Clarksburg, MD 20871 P.233 EW32

Tsunie Chanchien, Tr., et al 10025 Sorrel Ave. Potomac, MD 20854 P.340 EW32

Christa L. Lake c/o Christa L. Simmons 21405 Davis Mill Rd. Germantown, MD 20876 P.500 & P. 390 EW32

Perry H. & Hattie V. Gray 23710 Clarksburg Rd. Clarksburg, MD 20871 P.527 EW32

Geo E. & Doris E. Hackey 23714 Clarksburg Rd. Clarksburg, MD 20871 P.556 EW32

Clarksburg Joint Venture c/o Robert P. Hillerson PA. 801 Wayne Ave., #300 Silver Spring, MD 20910 P.610 & P. 606 EW32

Ronald R. & G. L. Lewis, et al 23620 Clarksburg Rd. Clarksburg, MD 20871 P.584 & P. 606 EW32

Henry A. & M. L. Waterman 23610 Clarksburg Rd. Clarksburg, MD 20871 P.550 EW32 Lawerence A. Funt, et al c/o Hannan Enterprises, Inc. 1818 N. St. N.W., #200 Washington, DC 20036 P.800 EW32

Frank D. & K. B. Dorsey 14920 Cemetery Rd. Cooksville, MD 21723 P.612 EW32 Clarksburg United Methodist Church Inc. Trustee 23425 Spire St. Clarksburg, MD 20871 P.13 EW31; P. 960 & 907 EW32

Earle L. & A. E. Vail 23510 Slidell Rd. Boyds, MD 20841 P.66 EW31

Patricia A. Shrift, et al 23411 Spire St. Clarksburg, MD 20871 2.96 EW31 Thomas C. Jr. & M. E. Bladen 23345 Frederick Rd. Clarksburg, MD 20871 P.120 EW31 John T. Hardisty 5316 Portsmouth Rd. Bethesda, MD 20816 P.121 EW31

loy M. Jr. & P. J. Bradley 28 Deer Park Rd. laithersburg, MD 20877 1.150 EW31 U.S. Postal Service P. O. Box 8601 Philadelphia, PA 19101 P.177 EW31 Aric L. Rudden, et al 10313 Georgia Avenue Silver Spring, MD 20902 P.200 EW31

erry N. Rudden, et al ol Rudden Rev. Trust 3200 Stringtown Rd. larksburg, MD 20871 198 EW31 Sol Rudden, et al 22610 Clarksburg Rd. Boyds, MD 20841 P.176 EW31 Thomas W. M. & S. A. Conely 4939 Cordell Ave. Bethesda, MD 20814 Lot 1A BRS F & H Limited Partnership c/o Henry A. Bowis 5110 Sherier Pl. N.W. Washington, DC 20016 Lot 1 BRS Chou Sumin, et al c/o Piedmont Consortium 9008 Willow Valley Dr. Potomac, MD 20854 Lots 10, 11 & 12 BRS Piedmont Assoc. Ltd. Prtn. 23713 Eli La. Gaithersburg, MD 20879 Lots 13, 14 & 15 BRS

Peter L. M. & M. M. Heydemann c/o Dept. of State U.S. Embassay New Delhi Washington, DC 20521 Lot 16 BRS Taj B. Mirjahangiri 1114 Travis La. Gaithersburg, MD 20878 Lot 17 BRS Russell A. Kirsch, Tr. et al 23523 Stringtown Rd. P.O. Box 157 Clarksburg, MD 20871 Lot 18 BRS

Maxwell M. & M. W. Rogers 23533 Stringtown Rd. Clarksburg, MD 20871 Lot 20 BRS Edgar L. & M. A. Burdette P.O. Box 14 Clarksburg, MD 20871 Lots 9, 10 & 11 KM CLARKSBURG COMMUNITY ASSOCIATION c/o Jeane Onufry, President P.O. Box 325 Clarksburg, MD 20871 {CA 157}

SENECA CREEK WATERSHED ASSOCIATION c/o Harry Leet, President 125 Central Avenue Gaithersburg, MD 20877 {VO 238} CITIZENS FOR THE UP-COUNTY c/o Ron Wohl, President 14501 Antigone Drive Gaithersburg, MD 20878 {VO 672}

NORTHERN MONTGOMERY COUNTY ALLIANCE c/o Julius Cinque, Chairman 223 Sidell Road Boyds, MD 20841 {VO 683}

COUNTY LINE-COALITION c/o Don Burgess, President 26021 Frederick Road Clarksburg, MD 20871 [VO 807]

CLARKSBURG INITIATIVES CIVIC ASSOCIATION c/o Nick Sussillo, President 15305 Comus Road Clarksburg, MD. 20871 {CA 885} Postmaster United States Post Office Clarksburg, MD 20871

808 UO
The Greater Goshen Civic Assn.
Dr. George Lieberman
Contact
20804 Apollo Ln.
Gaithersburg MD 20879
Dr. Lieberman Ph. #: 977-9073